

**1/3/12 - Tuesday, January 3, 2012**

**CITY OF EAU CLAIRE  
PLAN COMMISSION AGENDA**

**Meeting of January 3, 2012**

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Tuesday, January 3, 2012, at 7:00 p.m. in the North Conference Room, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda:

1. Public Hearing " For Recommendation  
**REZONING (Z-1495-12) " I-1, P-Public, and R-3P to C-3P, Park Ridge Drive**  
and  
**SITE PLAN (SP-1202) " Marketing Focus Building Addition**

Request: To rezone property from I-1, P-Public and R-3P, to C-3P and to approve the site plan for expansion of the existing business.

Applicant: Wayne Volland, Marketing Focus

Location: northeast corner of N. Clairemont Avenue and Park Ridge Drive

2. Public Hearing " Final Action  
**CONDITIONAL USE PERMIT (CZ-1201) " Outdoor Storage Yard, 1710 Truax Boulevard**

Request: To allow an outdoor storage yard in an I-1P district.

Applicant: Daniel Wiersgalla

Location: 1710 Truax Boulevard

3. Public Hearing " Final Action  
**CONDITIONAL USE PERMIT (CZ-1202) " Electrical Substation Reconstruction, 1245 Galloway Street**

Request: To allow the reconstruction/replacement of an electrical substation in an I-2 district.

Applicant: Northern States Power

Location: 1245 Galloway Street

4. Public Hearing " Final Action  
**CONDITIONAL USE PERMIT (CZ-1203) " Ground Floor Dwelling Unit in CBD District**  
and  
**SITE PLAN (SP-1201) " Ground Floor Dwelling Unit**

Request: To allow ground floor dwelling units in CBD district and to approve the site plan for the project.

Applicant: Fisher-Blakeley II

Location: 318 N. Dewey Street

5. Public Hearing " Final Action  
**CONDITIONAL USE PERMIT (CZ-1204) " Indoor Recreational Use in I-1/I-2 District, 3213 Louis Avenue, #1**

Request: To allow an indoor recreational use (gymnastics facility) in an industrial district.

Applicant: Lynn Wingert

Location: 3213 Louis Avenue, #1

**6. DISCUSSION/DIRECTION**

- A. Allowed Uses in Sky Park Industrial Center
- B. Waterways Plan Meeting
- C. Code Enforcement Items
- D. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a

subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting.

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Rick Kayser, Chair

c: News Media